2021 Multifamily Lending Caps Announced

Debby Jenkins’ recent article highlights next year’s new cap structure and mission-driven requirements for our business. This mandate reduces Freddie Mac and Fannie Mae’s ability to purchase multifamily mortgages to $70 billion, or $17.5 billion average per quarter in 2021. In comparison, the cap ending this year was over five quarters, set at $100 billion or a $20 billion average per quarter.

Affordability will continue to be essential to our work with “mission-driven” making up at least 50% of our volume in the year ahead. At least 20% of our volume will be more deeply affordable. Please refer to the details in FHFA’s Multifamily Caps Fact Sheet and updated Appendix A.

Key Delivery Dates

Fixed-rate and SOFR products

- **November 24**: Last day to submit final, complete underwriting packages for deals where a year-end close has been agreed upon
- **December 11**: Last day to submit final delivery packages for year-end purchase

LIBOR floating-rate products

- **December 11**: Last day* to submit complete, final delivery packages for LIBOR-indexed floating-rate loans
December 31: Last day we’ll purchase LIBOR-indexed floating-rate loans, regardless of the loan application or note dates

*Note: This date is an outside date; a specific LIBOR-indexed loan may be subject to an earlier deadline.

Optigo Academy is Live

A wide variety of interactive TAH courses are available to customers on our newly launched online Optigo Academy.

Multifamily Podcast: Consumer Sentiment

COVID-19 continues to have a profound impact on our lives. To understand the latest consumer sentiment, check out our most recent quarterly consumer survey on market trends. Listen here.

TAH Loans in myOptigo

We’re phasing in the ability for lenders to submit loan submission packages for TAH loans in myOptigo — specifically, standard cash loans for affordable housing preservation. Please keep an eye out for details about your phase-in date and associated training, if needed.